



Badlands Storage 2nd Addition Final Minor Plat Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: April 2, 2025
Re: **FLP-003-2025 Badlands Storage 2nd Addition Final Minor Plat**

OWNER/APPLICANT

Jacob Barney / Five Star Storage
 3255 43rd Street SW
 Fargo, ND, 58104
 jake@fivestorstorage.biz
 (612) 439-0600

APPLICANT'S REPRESENTATIVE

Abe Ulmer
 Independent Land Surveying & Engineering Inc
 4215 Old Red Trail NW
 Mandan, ND 58554
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 (701) 220-0968

Public Hearing	April 9, 2025	Planning and Zoning Commission
Final Action	April 15, 2025	City Commission

EXECUTIVE SUMMARY

The applicant is requesting approval of a Minor Subdivision Plat for the Badlands Storage 2nd Addition Subdivision, being a replat of Lot 1 in Block 1 of the Badlands Storage Subdivision and Lot 1 in Block 1 of Tweeten's 3rd Addition Subdivision, located within the SE1/4 of the NE1/4 of Section 28, Township 140 North, Range 96 West, 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. According to the applicant, the purpose of the proposed subdivision is to combine the existing lots to expand the existing convenience storage operations. The site is zoned Community Commercial (CC), and the proposed subdivision is +/- 6.04 acres.

Staff Recommendation: Approval.

The applicant has submitted an associated Special Use Permit application for a convenience storage facility (SUP-001-2025). Approval of the SUP is contingent on approval of this minor subdivision plat.

LOCATION

The property is located within the SE1/4 of the NE1/4 of Section 28, Township 140 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. This subdivision contains the existing businesses at 430 29th Street W.

CURRENT ZONING	CC
FUTURE LAND USE MAP DESIGNATION	COMMERCIAL
GROSS SITE ACREAGE	+/- 6.04
LOTS PROPOSED	1

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Undeveloped
East	LC & GI	Daycare, Auto Work
South	CC	Offices
West	R-2	Church

STAFF ANALYSIS

CURRENT ORDINANCE REVIEW

According to Section 52-1 of the Municipal Code, a lot combination requires that affected lots have boundaries coinciding with lot lines on the existing plat. The proposed subdivision involves the combination of one lot from the Badlands Storage Subdivision and one lot from the Tweeten's 3rd Addition, the lot lines do not coincide with a single existing subdivision and an administrative lot modification would not be permitted.

According to Section 52-1 of the Municipal Code, a minor subdivision is a subdivision that does meets the following requirements:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure; and
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear side of the subject tract or any adjacent property; and
- Does not violate any local, state, or federally-adopted law, ordinance, regulation, plan, or policy; and
- Consists of four lots or less.

The proposed subdivision meets the above requirements and would be considered a minor plat.

A 10-foot utility easement is present on the Southwest edge of Lot 1 of Tweeten's 3rd Addition. The applicant is submitting a petition of vacation in order to vacate this easement.

PUBLIC COMMENT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public input as of the date of this report.

Staff Recommendation: Community Development staff recommends **approval** of this minor plat.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-003-2025: Badlands Storage 2nd Addition Final Minor Plat** as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend denial of **FLP-003-2025: Badlands Storage 2nd Addition Final Minor Plat** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*